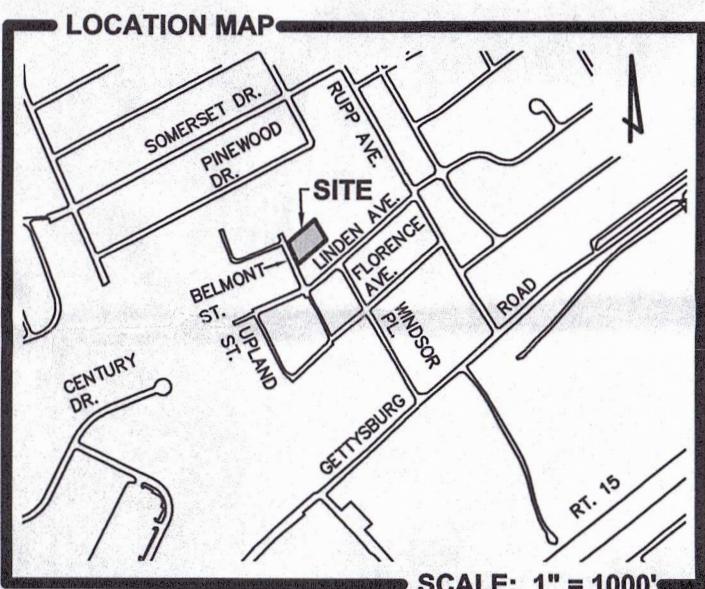


MINOR FINAL SUBDIVISION PLAN OF 701 BELMONT STREET LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.



SHEET INDEX

1 OF 3 - COVER SHEET
2 OF 3 - FINAL SUBDIVISION PLAN
3 OF 3 - FINAL GRADING AND STORMWATER MANAGEMENT PLAN

PLAN DATE: APRIL 08, 2021

**REVISED DATES: MAY 11, 2021
JUNE 4, 2021
JULY 1, 2021
AUGUST 9, 2021**

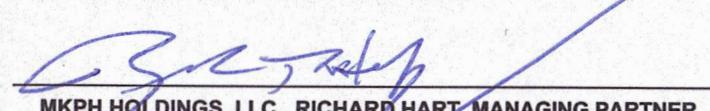
PROPERTY OWNER:

MKPH HOLDINGS, LLC
C/O RICHARD HART, MANAGING PARTNER
121 WEST WINDING HILL ROAD
MECHANICSBURG, PA. 17055
(717) 385-9588

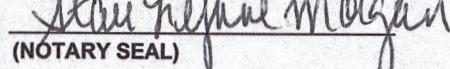
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Cumberland
ON THIS THE 10th DAY OF January 2021 BEFORE ME Staci Lynne Morgan
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Richard Hart

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT Richard Hart EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED.


MKPH HOLDINGS, LLC, RICHARD HART, MANAGING PARTNER

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.


(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Staci Lynne Morgan, Notary Public
Cumberland County
My commission expires October 24, 2024
Commission number 1243471
Member, Pennsylvania Association of Notaries

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 17 DAY OF May, 2021
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.
Kirk Stover, Jr.
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN
TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS 12th DAY OF July, 2021

CONDITIONS OF APPROVAL COMPLETED THIS 20th DAY OF July, 2021

OF January, 2021
PRESIDENT Dean W. Villone
SECRETARY Debra Kamala

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 23rd DAY OF March, 2021
INSTRUMENT NO. 20210308448

I CHRIS A. HOOVER, ON THIS DATE 5/5/21,
HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE
PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE
LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT
ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.


CHRIS A. HOOVER, P.E., P.L.S.

WAIVER BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(9)	PROVIDE SIDEWALKS ALONG BELMONT STREET	APPROVED	7-12-21
192-57C(8)	PROVIDE CURBS ALONG BELMONT STREET	APPROVED	7-12-21
192-57C(1)	PROVIDE ROAD WIDENING BELMONT STREET	APPROVED	7-12-21
192-57.B(2)(h)[2]	PROVIDE ADDITIONAL RIGHT-OF-WAY FOR BELMONT STREET	APPROVED	7-12-21
192-57.B(2)(h)[3]			
192-58.C(5)(a)	PROVIDE STREET TREES	APPROVED	7-12-21

PUBLIC UTILITY FILING (ACT 287):

COMPANY: VERIZON PENNSYLVANIA INC.
ADDRESS: 201 STANWIX ST., 4TH FLOOR
PITTSBURGH, PA, 15222

PHONE: 1-800-837-4966

CONTACT: OFFICE PERSONNEL

COMPANY: UNITED WATER PA
ADDRESS: 317 NORTH MARKET ST.,
MECHANICSBURG, PA. 17055

PHONE: 717-766-4131

CONTACT: DENNIS RUDISILL

EMAIL: DENNIS.RUDISILL@UNITEDWATER.COM

COMPANY: FIRSTENERGY CORP

ADDRESS: 76 S. MAIN ST.,
AKRON, OH. 44308-1890

PHONE: 1-800-633-4766

CONTACT: OFFICE PERSONNEL

COMPANY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 339 BALTIMORE RD.
SHIPPENSBURG, PA. 17257

PHONE: 717-477-2529

CONTACT: MARK ADAMS

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED
UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE
NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY
HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT
PA. ONE CALL SYSTEMS, INC. (1-800-242-1776) TO
ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3)
WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING
ACTIVITIES.

COMPANY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 4601 SMITH ST.
HARRISBURG, PA. 17109

PHONE: 717-340-9900

CONTACT: CONSTRUCTION COORDINATOR

COMPANY: EMBARQ
ADDRESS: 665 LEXINGTON AVE.
MANSFIELD, OH. 44907

PHONE: 419-522-5101

CONTACT: OLE HAGEN

EMAIL: OLE.N.HAGEN@EMBARQ.COM

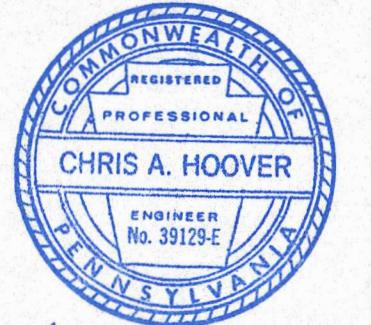
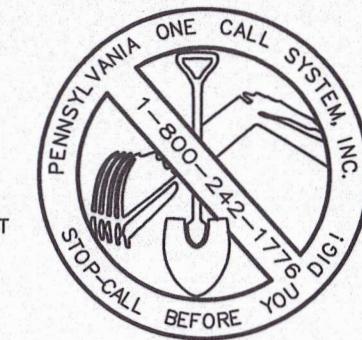
COMPANY: UGI UTILITIES INC.

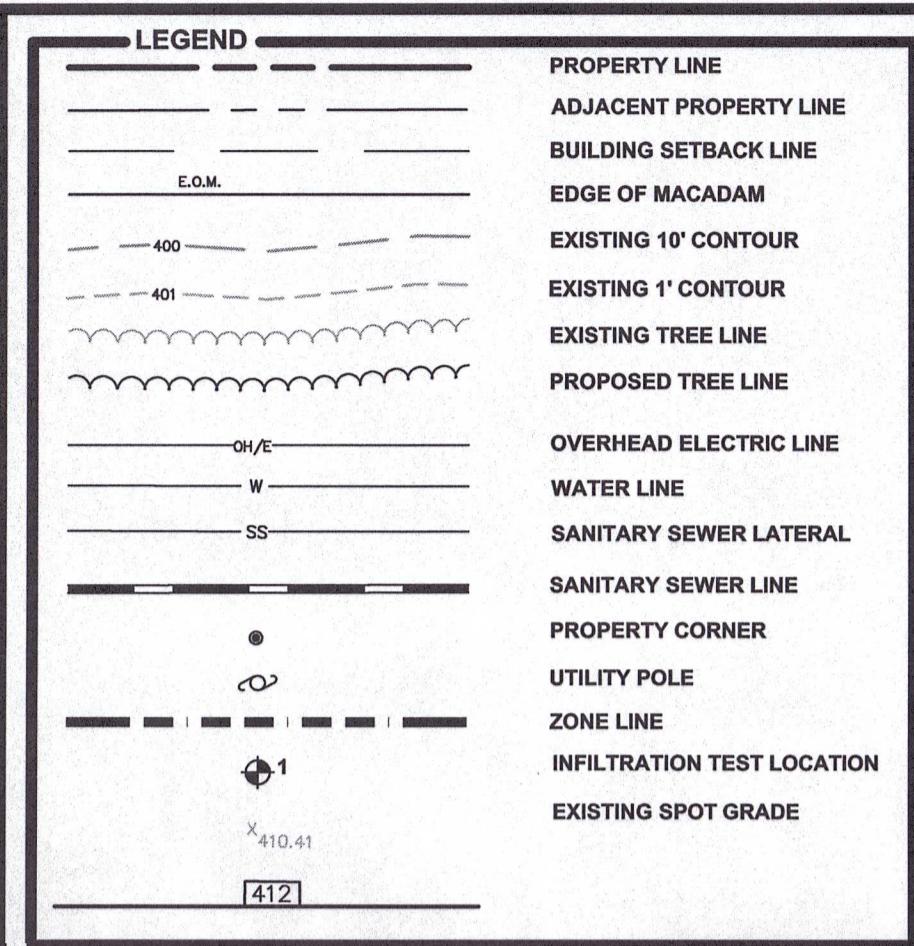
ADDRESS: 1500 PAXTON ST.
HARRISBURG, PA. 17104

PHONE: 717-234-5951

CONTACT: TOM WITT

EMAIL: TWITT@UGI.COM.





EXISTING DRIVEWAY SIGHT DISTANCES			
EX. SPEED LIMIT BELMONT STREET (NOT POSTED ASSUMED 25 M.P.H.)			
REQUIRED		AVAILABLE	
RIGHT	LEFT	RIGHT	LEFT
LOT 7A 148'	148'	250'	350'
LOT 7B 148'	148'	300'	400'

NOTE :
VEGETATION REMOVAL REQUIRED TO ACHIEVE
LISTED SIGHT DISTANCE.

PROPOSED LOT COVERAGE:

LOT 7A
TOTAL LOT AREA = 11,544.01 S.F. / 0.2650 AC. = 100.00%
BUILDING AREA = 1,520 S.F. / 0.03 AC. = 13.2%
MACADAM / CONCRETE = 732 S.F. / 0.02 AC. = 6.3%
TOTAL IMPERVIOUS = 2,252 S.F. / 0.05 AC. = 19.5%
TOTAL OPEN SPACE = 9,292.01 S.F. / 0.21 AC. = 80.5%

LOT 7B
TOTAL LOT AREA = 11,193.49 S.F. / 0.2570 AC. = 100.00%
BUILDING AREA = 1,520 S.F. / 0.03 AC. = 13.6%
MACADAM / CONCRETE = 852 S.F. / 0.02 AC. = 7.6%
TOTAL IMPERVIOUS = 2,372 S.F. / 0.05 AC. = 21.2%
TOTAL OPEN SPACE = 8,821.49 S.F. / 0.20 AC. = 78.8%

OPERATION AND MAINTENANCE PLAN FOR STORMWATER BMPs

A. INSPECTION

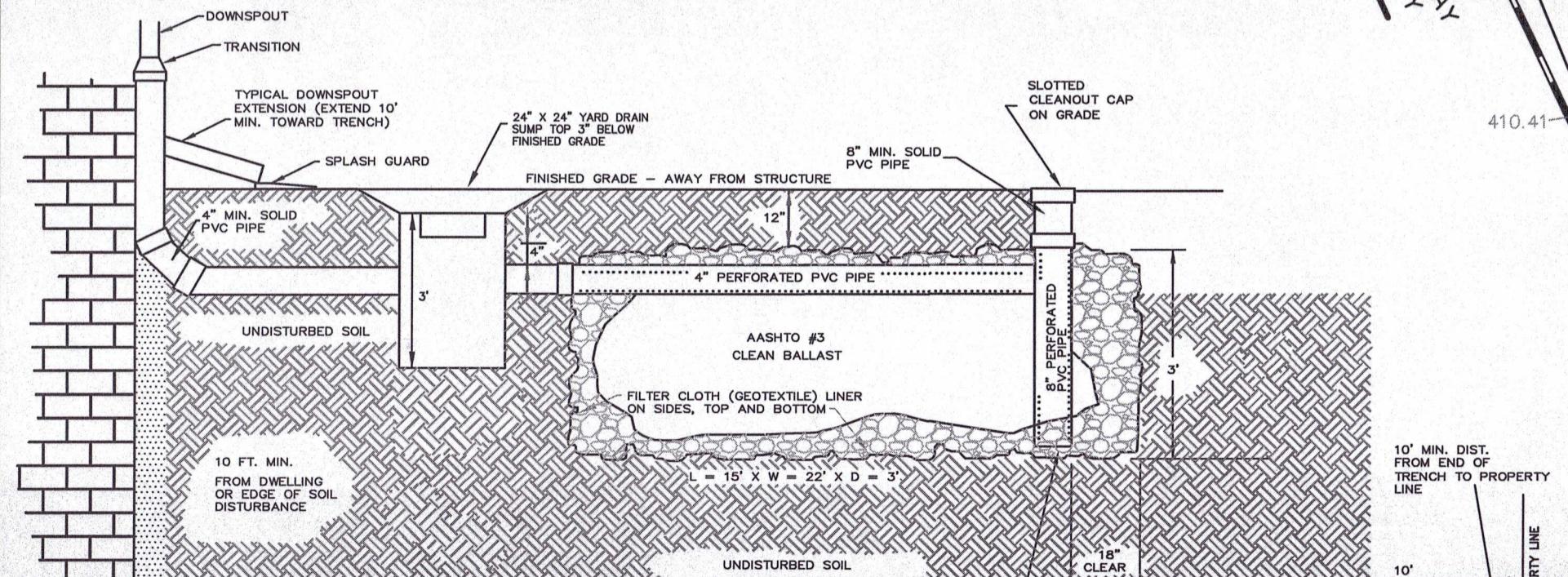
1. STORMWATER FACILITIES AND PERMANENT BMPS MUST BE INSPECTED IN ACCORDANCE WITH THIS O & M PLAN. THE PROPERTY OWNER HAS TWO OPTIONS:
 - I. EMPLOYING A QUALIFIED REGISTERED PROFESSIONAL TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS. THE ENTITY CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A REPORT TO THE MUNICIPALITY ANNUALLY. REPORTS SHALL BE SUBMITTED BY FEBRUARY 1 FOR INSPECTIONS COMPLETED THE PREVIOUS YEAR. THE REPORT SHALL DOCUMENT THE CONDITION OF THE FACILITIES AND RECOMMEND NEEDED REPAIRS. RECOMMENDED REPAIRS AND OTHER CORRECTIVE ACTIONS SHALL BE IMPLEMENTED BY THE PROPERTY OWNER WITHIN THIRTY DAYS OF THE REPORT DATE.
 - II. ENTERING INTO AN AGREEMENT WITH THE MUNICIPALITY FOR THE MUNICIPALITY TO CONDUCT THE INSPECTIONS AND PREPARE REPORTS. THIS CAN BE INCLUDED IN THE STORMWATER FACILITIES AND BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE AND MONITORING AGREEMENT (M & M AGREEMENT). THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REIMBURSING THE MUNICIPALITY FOR THE COSTS INVOLVED IN ACCORDANCE WITH THE M & M AGREEMENT.

2. SUBSURFACE STORAGE FACILITIES SHALL BE INSPECTED FOUR TIMES PER YEAR, AND AFTER EVERY RAIN EVENT EXCEEDING ONE INCH. INSPECTIONS OF SUBSURFACE STORAGE FACILITIES SHALL INCLUDE BUT NOT BE LIMITED TO:

- I. STRUCTURAL INTEGRITY AND OPERATION OF OUTLET STRUCTURES AND APPURTENANCES.
- II. STABILITY OF SOIL OVER AND ADJACENT TO THE FACILITY.
- III. COLLECTION, STORAGE AND RELEASE OF STORMWATER IN ACCORDANCE WITH THE FACILITY DESIGN.
- IV. SEDIMENT ACCUMULATION.
- V. SAFETY.

B. MAINTENANCE

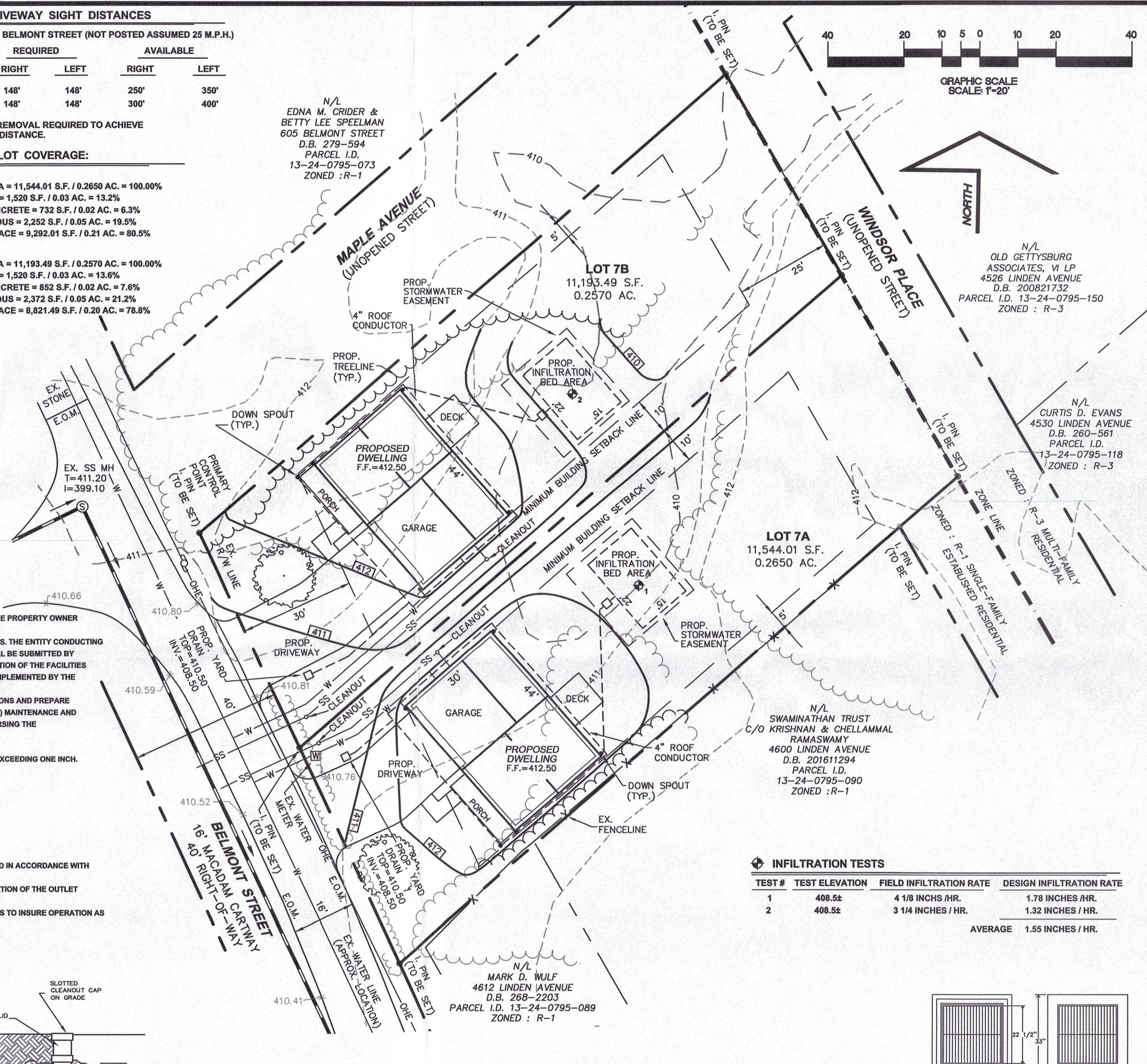
1. VEGETATION IN AND ADJACENT TO BASINS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND IN ACCORDANCE WITH MUNICIPAL ORDINANCES.
2. DEBRIS SHALL BE REMOVED FROM BASINS ON A QUARTERLY BASIS. FLOATABLE DEBRIS THAT MAY IMPACT OPERATION OF THE OUTLET STRUCTURE SHALL BE REMOVED IMMEDIATELY.
3. GROUNDWATER RECHARGE AND WATER QUALITY BMPs SHALL BE OBSERVED QUARTERLY DURING RUNOFF EVENTS TO INSURE OPERATION AS DESIGNED. BMPs SHALL BE CLEANED AS REQUIRED TO INSURE CONTINUED OPERATION AS DESIGNED.
4. MAINTENANCE AND OBSERVATION ACTIVITIES SHALL BE DOCUMENTED IN THE INSPECTION REPORT.



INFILTRATION PIT CROSS SECTION

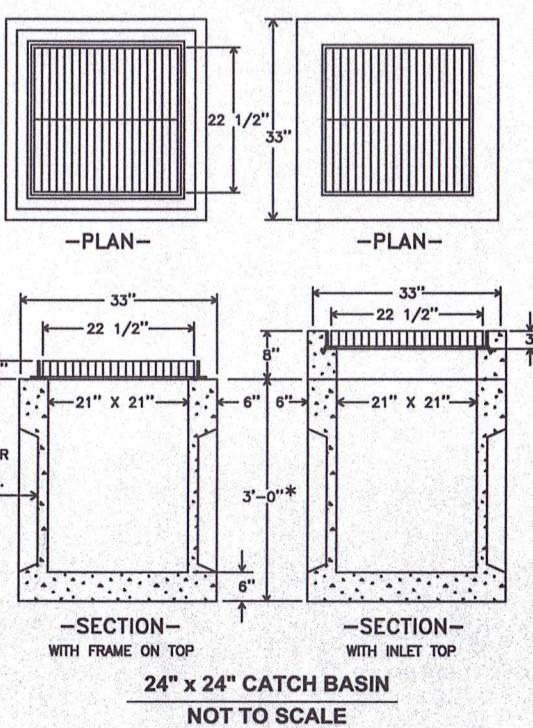
not to scale

NOTE :
ALL RUNOFF FROM THE ROOF MUST BE
COLLECTED AND CONVEYED TO THE
INFILTRATION BMP.



PROPOSED DRIVEWAY CROSS-SECTION

not to scale



24" x 24" CATCH BASIN
NOT TO SCALE

HOOVER

ENGINEERING SERVICES, INC.

ENGINEERS * PLANNERS * SURVEYORS
658 GAUMER RD. - SUITE 100
NEW CUMBERLAND PA. 17070-2823
TELEPHONE (717) 770-0100 FAX (717) 770-1557

TEI

FINAL GRADING AND STORMWATER MANAGEMENT PLAN OF

DATE:	4/8/21
SCALE:	1"=20'
FILE:	221020
DWG:	SUB_BASE

SHEET 3 OF 3